

To all Peo^{le} to whom this present Deed of Sale shall come Joseph
 Boat of Hingham in the County of Suffolk in New England
 Ordained and doth hereby know ye that I the said Joseph
 Boat for and in Consideration of a Sum of Three Hundred Sixteen
 pounds of Current money of New England to me in hand
 paid and before the Enrolling and delivery of these presents well
 and truly paid by Nathaniel Nichols of Hingham a good &
 yoman his receipt whereof I do hereby acknowledge & am
 now with fully satisfied contented and paid by these presents have
 given granted bargained sold aliene Enfeoffed assigned conveyed
 and confirmed unto him the said Nathaniel Nichols his heirs
 or assigns for ever all that my piece or tract of Land lying
 and being here or adjoining to a place called Watto Smiths Run
 in the Brand Division of Croycasset upland in the Township
 of Hingham above said and contains thirty and seven and Ninety Acres
 and was formerly the Estate of Deon John Baratt and my Grand-
 father Joseph Boat both of Hingham above said and is bounded
 and bounded northward and Southward with the Land of Isaac
 Nichols and his sons Eastward with a high way and Westward
 with the Towns Common Land Together with all and singular
 the Acres Trees Rocks Rights menbers profits privileges and
 appurtenances thereto belonging or in any kind appertaining
 To have And to hold the Land above said and all other
 the above granted and bargained promises with their appur-
 tenances unto him the said Nathaniel Nichols his heirs or assigns
 to his and theirs only proper use Comfort and behoof for ever
 And I the said Joseph Boat do by these presents Covenant & promise
 for my self my heirs Executors Executors & Administrators from time
 to time and at all times hereafter to well and lawfully maintain
 and defend all and singular the above granted & bargained
 promises with their appurtenances unto him the said Nathaniel
 Nichols his heirs or assigns against the Lawfull Claims
 or demands of all persons or any person whomsoever ever
 In witness whereof I the said Joseph Boat and Deborah
 Boat my wife in Token of her full relinquishment of all
 done or shird in the promises here written set our hands
 and Seals this Twentieth day of April Anno Domini Thousand
 Seven hundred Twenty and Three

Signed Sealed and Delivered
 In presence of us

Joseph Boat

James Statson
 Sam^l Thaxter

Deborah Boat

Suffolk: ss

Suffolk sc. Boston Augt. 10. 1736 } April the 19: 1723 the
 Rect. and Recorded in the Registry } Joseph Boat and Debra
 of Deeds. Lib. 53. folio. 95 } appeared and acknowl
 of Samuel Gerrish Reg^r } in Instrument to be the
 and - - - - -

Joseph Breat Dood
to Nath^l Nichols

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Recd. Aug. 10. 1736
9. a.m.

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